

PLANNING COMMISSION

staff report



Date - May 3, 2005

**File - DP-04-300-001, MSP-04-700-001, LUP-04-500-025,
VAR-04-250-004, AR-04-200-057, & IS-04-250-002
Crow Canyon Crest Retail Project**

Project Planner: Cindy M. Yee, Associate Planner

Recommended Action: Open the Public Hearing; Take Public Testimony; Discuss and Deliberate; Provide Comments and Direction to Staff; Continue the Public Hearing to Date Certain.

I. KEY PROJECT POINTS

- Installation of Traffic Signal at Crow Canyon Place and the Main Shopping Center
- Land Use Permit for Drive-Thru Operation
- Variance to Reduce Minimum Landscape Coverage
- Updated Architectural Design
- Integrated Master Sign Program
- New Public Art Feature

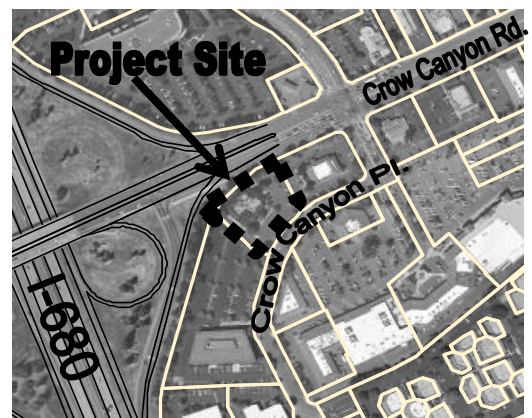
II. INTRODUCTION

A. Request

Request for Development Plan, Master Sign Program, Land Use Permit, Variance, and Architectural Review approvals to demolish an existing 11,308 sq. ft. restaurant building on an approximately 1.28-acre parcel and construct a new 10,843 sq. ft. mixed retail and restaurant building. Ancillary parking, signage, public art, and landscape improvements are also proposed.

B. Location

The project site is located at 3110 Crow Canyon Place (APN: 213-010-039).



AGENDA # _____

C. Applicant:

Daniel Goalwin
Barghausen Consulting Engineers
18215 72nd Avenue South
Kent, WA 98032

Property Owner:

Crow Canyon Partners, LLC
25852 Pecos Road
Laguna Hills, CA 92653

III. REQUIRED ACTIONS

- 1) CEQA Determination (IS-04-250-002). An *Initial Study/Mitigated Negative Declaration* (IS/MND) has been prepared for approval pursuant to the California Environmental Quality Act.
- 2) DP-04-300-001: Development Plan approval to construct a new 10,843 sq. ft. mixed retail and restaurant building with landscaping for the Crow Canyon Crest project.
- 3) MSP-04-700-001: Master Sign Program approval of the building and site signage for the retail building.
- 4) LUP-04-500-025: Land Use Permit approval which will authorize the operation of a drive-thru facility at the subject location.
- 5) VAR-04-250-004: Variance approval to reduce the City's 25% minimum landscape coverage requirement to 20% landscape coverage.
- 6) AR-04-200-057: Architectural Review approval of the building architecture and landscaping plans for the proposed retail building.

The specific findings contained in CEQA and the Government Code which must be made to adopt a Mitigated Negative Declaration are referenced therein. The Development Plan, Master Sign Program, Land Use Permit, Variance, and Architectural Review, approvals require the specific findings listed below.

IV. REQUIRED FINDINGS

Development Plan

- 1) That the proposed development will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed development; and
- 2) That the proposed development will not be injurious or detrimental to property or improvements in the neighborhood; and
- 3) That the proposed development will not be injurious or detrimental to the general welfare of the City; and

- 4) That the proposed development will not be inconsistent with the policies and goals established by the General Plan; and
- 5) That the proposed development is architecturally compatible with other developments in the same vicinity, both inside and outside the district.

Master Sign Program

- 1) That the plan's contribution to the site and surrounding area will be superior to the quality that would result under the regulations and standards of Zoning Ordinance Sections D4-306 and D4-307; and
- 2) That the plan is generally consistent with the Policies contained in Zoning Ordinance Section D4-300-B and achieves the Purposes contained in Section D4-316-A.

Land Use Permit

- 1) That the proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such a proposed use; and
- 2) That the proposed development will not be injurious or detrimental to property or improvements in the neighborhood; and
- 3) That the proposed use will not be injurious or detrimental to the welfare of the City; and
- 4) That the proposed use will not be inconsistent with the policies and goals established by the General Plan.

Variance

- 1) That the variance authorized shall not constitute a special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located;
- 2) That because of special circumstances applicable to the subject property because of its size, shape, topography or surroundings, the strict application of the respective zoning regulation is found to deprive the subject property rights enjoyed by other properties in the vicinity and identical land use districts; and
- 3) The variance authorized does substantially meet the intent and purpose of the respective land use districts in which the subject property is located.

Architectural Review

- 1) The project design of the project is consistent with the purposes of this Title, including this chapter (Chapter 4, Architectural Review); and
- 2) The project design is consistent with the goals and objectives of the General Plan; and

- 3) The project design is in the best interest of the public health, safety and general welfare; and
- 4) General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development; and
- 5) General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings; and
- 6) General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures, and to provide an attractive environment for the enjoyment of the public.

V. GENERAL INFORMATION

A. General Plan

The subject property is designated for Mixed Use on the Land Use Map of the San Ramon General Plan 2020.

B. Zoning

The subject property is designated as Community Commercial (CC) on the San Ramon Zoning Map.

C. CEQA Status

In accordance with the California Environmental Quality Act (CEQA), a *Draft Initial Study/Mitigated Negative Declaration* (IS/MND) was prepared which does identify potential significant impacts that could occur from the proposed project. However, these identified impacts can be mitigated to insignificant levels as required by proposed mitigation measures which would be incorporated as conditions of approval. The IS/MND was posted for public review beginning on April 26, 2005, with a 20-day review period through May 16, 2005. All supporting project documents referenced in the Mitigated Negative Declaration are contained in the document or are available for public review in the Planning Services Division office.

D. Site and Surrounding Land Uses

Surrounding land uses include commercial uses to the east and south, office use to the southwest, the I-680 Freeway right-of-way to the northwest, and Crow Canyon Road to the north. The site and vicinity are generally level with no topographic relief or obstructions.

VI. BACKGROUND

The following background information is in part based on file data that was transferred from Contra Costa County to the City of San Ramon. According to these file records, the subject property located at 3110 Crow Canyon Place was originally approved by Contra Cost County for a restaurant building as part of a larger development project consisting of the adjacent 4-story office building to the southwest located at 3130 Crow Canyon Place and the adjacent single-story bank building to the northeast located at 3100 Crow Canyon Place. The County approved the Land Use Permit (LUP-2059-81) to construct the project site in October 1981. A subsequent project modification was approved in May 1982, to increase the size of the restaurant building to its current size.

The construction and use of this site as a restaurant was established in 1983, under County jurisdiction, when the Bobby McGee's restaurant occupied the restaurant building. In October 2001, after several changes in ownership of the restaurant, the restaurant use closed and the site has remained vacant since that time.

An application for the development of this site was filed on September 2, 2004 by Barghausen Consulting Engineers to demolish the existing 11,308 sq. ft. restaurant building the approximate 1.28-acre parcel and to construct a new 10,843 sq. ft. mixed retail and restaurant building including a drive-thru coffee business. The applicant is proposing to perform the necessary site improvements including grading, drainage, and tree removal, as well as installing the requisite landscaping, parking areas, drive aisles, and signage for the project.

On December 16, 2004, the Architectural Review Board recommended Final Architectural Review approval of the proposed 10,843 sq. ft retail building and site improvements to the Planning Commission, subject to the comments found in Attachment E.

VII. DETAILED PROJECT DESCRIPTION

The project applicant is requesting Planning Commission approval to construct a new 10,843 sq. ft. mixed retail and restaurant building including a drive-thru coffee business along with associated site and landscape improvements on an approximately 1.28-acre parcel as depicted in the project plans, date received February 22, 2005. This project proposal includes a request for a Development Plan, Master Sign Program, Land Use Permit, Architectural Review, Landscape Variance, and Environmental Review.

Site Layout Design

Site Plan

The 1.28-acre site is a flat parcel with access gained from two reciprocal access driveways along Crow Canyon Place. The applicant proposes to demolish the vacant 11,308 sq. ft. restaurant building and construct a smaller single-story 10,843 sq. ft. mixed retail building in approximately the same location as the existing building. The building is oriented to front on Crow Canyon Place with a drive-thru queuing lane for the coffee business located behind the building adjacent to the

Crow Canyon Road right-of-way. The applicant has designed a 4 ft. high screen wall to the north of the drive-thru lane to provide screening of vehicles in the drive-thru queue. The queuing lane would provide space for the queuing of up to ten vehicles, whereas, only 5 queuing spaces are required by the Zoning Ordinance.

The proposed building has been tentatively subdivided into four tenant spaces. The applicant proposes to incorporate a patio with decorative pavement in front of the building where 12 outdoor seats would be available for each of the two corner food establishments. Additionally, the applicant would install raised planters along the front of the building to soften the hardscape and enhance the architecture. The applicant has provided two locations for covered trash enclosures within the parking lot area. The trash enclosures are designed to match the colors and materials of the proposed commercial building. The applicant has also installed a decorative pedestrian pathway from Crow Canyon Place through the parking lot to the building.

Fig. 1 Site Layout



Site Development Standards

The proposed building area would total approximately 19% of the total site area and would meet the maximum building lot coverage of 30%. The proposed landscape area accounts for approximately 20% of the total site area, or 11,402 sq. ft. which is approximately 1% greater than the existing on-site landscape of 10,134 sq. ft. However, within a Community Commercial Zoning District, the Zoning Ordinance requires a minimum of 25% of the site to be covered with landscape. Therefore, the applicant is requesting a landscape coverage variance. As shown in table 1, the proposed building meets the minimum required setbacks:

Table 1 Building Setbacks

| | <u>Required</u> | <u>Provided</u> |
|------------------------|-------------------------------|-----------------|
| Minimum yard setbacks: | | |
| Front | 15 feet | 134 feet |
| Side | 0 feet | 21 feet |
| Rear | 25 feet if abutting I-680 ROW | 25 feet |

Circulation and Parking

The parking lot utilizes east-west drive lanes similar to the adjoining office building with landscape planters placed throughout the parking area. The entrance of the drive-thru is located east of the building with the route along the rear of the building and the exit to the west of the building. Based on the proposed land uses and the building square footage for the project site, the Zoning Ordinance requires a minimum of 95 parking stalls. The proposed site plan would provide 92 on-site parking spaces to the south of the retail building with approximately 22% of these spaces considered compact stalls. The remaining three parking stalls needed to meet the required 95 total stalls would be provided through an existing reciprocal parking agreement between the project site and the Crow Canyon Commons shopping center located across the street and the adjacent office and bank buildings. The Planning Division records indicated that there are a total of 1,414 parking spaces provided for the shopping center, the office use site, the bank use site, and the project site as a whole. Based on a detailed tenant list, a total of 1,220 parking spaces are required pursuant to the San Ramon Zoning Ordinance, which means the entire center has a surplus of approximately 194 spaces. See Attachment D for a detailed parking analysis of all parcels that are party to the reciprocal parking agreement.

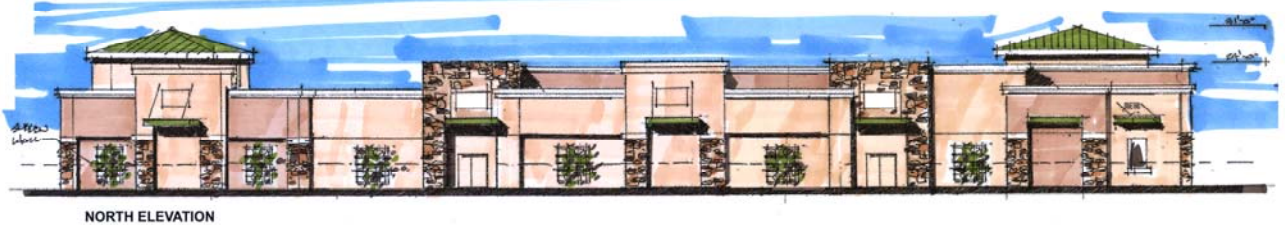
Building Design

The project designer is proposing a contemporary architectural design for the retail commercial building, utilizing stucco siding with a two-tone color scheme of cream (Captain Cream) and a coral-peach (Seal Point), two colors of stone veneer in beige and brown, pedestrian-oriented storefront windows, varying storefront roof lines, decorative metal roofs and storefront awnings painted an olive green color, and a decorative cornice trim in an off-white color. The applicant proposes to incorporate the use of the stone veneer on all four elevations of the building to create more visual interest. The corners of the building are anchored by two tower elements with a metal hipped gabled roof. To address the Board's recommendation to include an alternative design for the potential location of telecommunications equipment, the applicant has included an additional tower design in the project plans. On the front elevation, the applicant has used a mix of stone and stucco veneer and varying planes to create visual interest. The applicant is also proposing to install a metal art sculpture on a front elevation wall. On the rear elevation, the applicant would install metal awnings, metal lattice to grow landscape vines, and a pick-up window for the drive-thru coffee business. According to a cross section of the building, the applicant plans to screen rooftop mechanical equipment by creating a mechanical well using parapet walls. A color and material board will be available at the meeting.

Proposed South Elevation



Proposed North Elevation



Public Art Feature

The applicant is proposing a metal art sculpture installed on the front elevation of the building to fulfill the City's requirement for public art. Per the City's General Plan, new commercial development projects are required to provide art that is clearly visible to the public. The sculpture, entitled "Canyon Crows" depicts a group of flying crows in formation charging down from the sky.

The sculpture plays off the architecture of the building by using the cultured stone veneer to resemble a canyon. The sculpture is about 7 ft. in cross dimension and would be installed about 1 ft. away from the wall. The metal sculpture would black powder coated and would be illuminated with either a combination of ground mounted lighting and spot-lighting or backlit with a halo illumination.

Landscape Plan

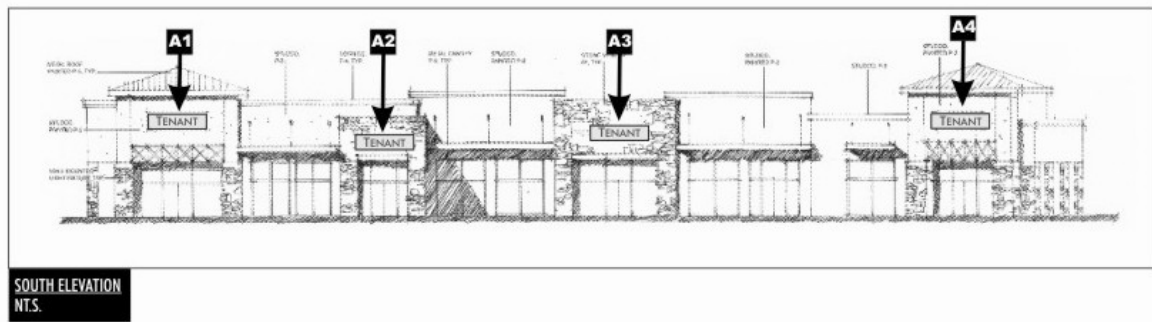
The landscape plan for the commercial site would use a variety of trees, shrubs and groundcover materials. To create an instant visual impact, the applicant is proposing to install all 30 proposed trees at 24-inch box size. Based on the proposed landscape plan, the applicant would meet the required 1 tree for every 3 parking stalls within the parking lot. The plan also calls for retention of 6 existing on-site trees. In order to accommodate the location and style of the new building, the applicant is proposing to remove a total of 22 trees (eucalyptus, pine, and sycamore) from the site, 15 of which are located adjacent to the rear property line. Pursuant to the Architectural Review Board's comments, the applicant has incorporated a 4 ft. high screen wall north of the drive-thru lane to provide screening of vehicles in the drive-thru queue. The screen wall is designed to architecturally match the building design and will include landscape plantings installed on both sides of the wall.

The applicant is also requesting a variance to the City's 25% minimum landscape coverage requirement. Based on the proposed landscape plan, the applicant would provide a total of 20% landscape coverage on-site which would be a 5% reduction of the total required landscape coverage area. The applicant believes their 20% landscape coverage area is consistent with surrounding

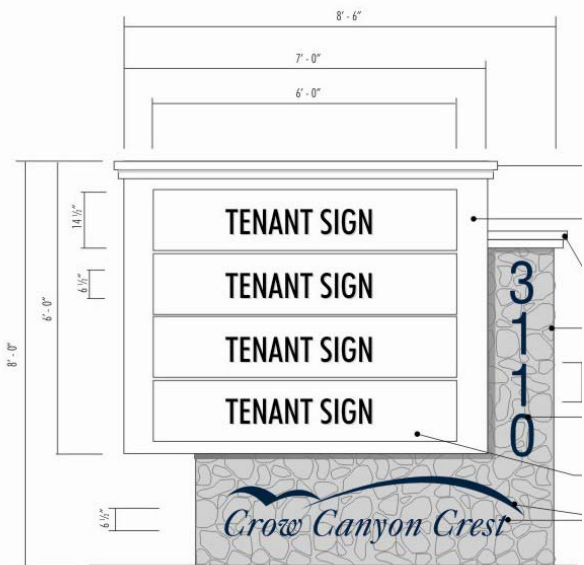
properties which were approved and developed with a 19% landscape coverage allowance under Contra Costa County's jurisdiction. The project would actually provide a slight increase in site landscaping from 19% to 20%. The applicant also feels that due to the site's location abutting the Crow Canyon Road public right-of-way, a substantial area of landscaped open space (approx. 8,000 sq. ft.) provides additional screening of the proposed development.

Signage

The applicant is proposing a Master Sign Program to coordinate the center's signage. The applicant has identified four locations on the front elevation and four locations on the rear elevation of the building for tenant identification wall signs. The wall signs are constructed with a painted metal pan background with reverse pan channel letters attached to the background. The signs will be backlit with a halo illumination. At this time, no color has been specified by the applicant for the metal sign background. The approximate size of all proposed tenant wall signs is 3 ft. high by 12 ft. wide.



The applicant is proposing to install one multi-tenant monument sign measuring approximately 8 ft. high by 8.5 ft. wide adjacent to the northern driveway entrance along the front property line addressing traffic on Crow Canyon Place. The 68 sq. ft. sign area is designed to provide identification for all four tenants within the center. The sign would be faced with stone veneer and stucco with a painted cornice cap to match the architectural features of the building. Each tenant would be provided a 14.5 in. high by 72 in. wide area to identify their tenant name and/or logo on the internally illuminated cabinet.



Additionally, the applicant has conceptually identified on the site plan the location of directional signage within the center to direct vehicular traffic to the drive-thru lane. A total of five drive-thru related signs are proposed throughout the parking lot however, no specific dimensions or sign details are available at this time. Staff would requests that the Planning Commission review the location of the directional signage and if appropriate, condition the approval of the Master Sign Program subject to final directional signage review and approval by the Architectural Review Board.

VIII. ANALYSIS

A. CEQA Analysis

The 20-day public review period for the IS/MND began on April 26, 2005 and ends on May 16, 2005. The 20-day public review period will not close until May 16, 2005, and thus the Commission's earliest opportunity for rendering a decision regarding the IS/MND will be at the regularly scheduled meeting of May 17, 2005. The IS/MND determined that adequate mitigations exist that will reduce the project's impacts to a level of less than significant. As of the date of preparation of this report, no comments have been received from the public or other public agencies. For the Commission's convenience, a brief overview of key sections within this document is provided below.

Transportation/Circulation/Parking

Existing Conditions

The proposed project and multiple comparison scenarios were analyzed on the basis of potential transportation and traffic impacts by the traffic consulting firm of PHA Transportation Consultants. The report was subsequently reviewed and accepted by the City of San Ramon Public Works Department—Traffic Division. The traffic analysis evaluated Level of Service (LOS) conditions for seven intersections. Due to the nature of the uses within the project, the San Ramon Traffic Division approved the work scope of the analysis to focus on Midday and PM commute hour traffic operation (11:30 A.M.-1:30 P.M. and 4:00 P.M.-6:00 P.M.).

Based on rates obtained from the ITE (Institute of Transportation Engineers) Trip Generation Manual, 7th Edition, the project would generate 197 Midday peak-hour trips and 100 P.M. peak-hour trips for a net increase of 1,474 new daily trips. The existing condition of all signalized intersections are currently functioning at LOS C or better during both the Midday and P.M. peak hours. At the two stop sign controlled intersections, several approaches during the Midday and P.M. peak hours currently operate at unacceptable conditions (LOS F). The poor design of the existing traffic and circulation route along Crow Canyon Place and within the shopping center as well as existing land uses are attributed to the cause of the current LOS. The San Ramon Valley Campus, located south of the project site at 3150 Crow Canyon Place, is one land use which may be negatively impacting the operation of the stop sign controlled intersection due to the noticeable increase in student enrollment since its original land use approval in 1991.

Impact Analysis

Due to the project's increase in trips using the stop sign controlled intersections which will further degrade the LOS at these intersections, the project is required by CEQA to provide mitigation measures to reduce the project's traffic impact to an insignificant level. The first stop sign controlled intersection which requires mitigation is a three-way stop at the intersection of Crow Canyon Place and the main shopping center entrance. PHA Transportation Consultants investigated several potential strategies to mitigate the unacceptable conditions currently existing at the 3-way stop intersection such as restricting turning movements, restricting student enrollment at the San Ramon Valley Campus of the

Diablo Valley Community College to the maximum allowed based on the approved land use permit, and replacing the college use with an office use. The results of the mitigation analysis concluded that the only effective short and long term mitigation would be a traffic control signal for the Crow Canyon Place and main shopping center intersection to reduce the project's traffic impact to a less than significant level. With the installation of a traffic signal, the Crow Canyon Place and main shopping center intersection is expected to improve from a LOS F to a LOS A.

Upon determination that the only effective traffic mitigation for this intersection would be the installation of a traffic control signal, the traffic consultant performed queuing analysis to determine what impact the signal would have on traffic queues on Crow Canyon Place and Crow Canyon Road. Queuing analyses were conducted based on a 95th percentile condition, which is a worst case condition as it covers 95 percent of the time during the peak hour. The queuing analyses indicated that both traffic signals at the Crow Canyon Road/Crow Canyon Place and Crow Canyon Place/main shopping center entrance could be timed to accommodate the potential vehicle queues and therefore, would be an insignificant impact.

The design and installation of the traffic signal would require coordination with the City's Public Works Department and incorporation of this project into the City's Capital Improvement Program. If the project is approved, the project will be subject to paying a fair-share contribution towards the design and construction costs associated with the installation of a new traffic signal system at the intersection of Crow Canyon Place with the main shopping center access road into the Crow Canyon Commons Shopping Center as a mitigation measure. Payment of the applicant's fair-share would be required prior to building permit issuance. Based on the Traffic Division's initial review of the signal design, the applicant's fair-share contribution towards the total cost of the signal would be 25 percent. The remaining 75 percent would be paid through City funds and/or traffic impact fees.

The second stop sign controlled intersection potentially impacted by the proposed project is the non-signalized intersection of Camino Ramon and the southern shopping center driveway entrance. This intersection is expected to be utilized by 2 percent of trips to the project site. The installation of a traffic signal at the Crow Canyon Place and shopping center intersection is expected to improve the project's impact to the Camino Ramon and shopping center intersection to a less than significant level by re-distributing project traffic to the new signalized intersection. Therefore, no further mitigation is required at this Camino Ramon intersection.

The traffic consultant also analyzed the on-site circulation and deemed the internal circulation and access as satisfactory under the proposed plan. The proposed site plan would provide 92 of the 95 total required on-site parking spaces. The remaining three parking stalls needed to meet the required 95 total stalls would be provided through a reciprocal parking agreement between the project site and the Crow Canyon Commons shopping center located across the street and the adjacent office and bank sites. Based on a detailed analysis of the existing parking conditions and the reciprocal parking agreement, a surplus of approximately 194 spaces currently exists. Staff would note that the shopping center may appear to be limited in surplus parking during the peak lunch hour, but this is

primarily contributed to the concentration of eating establishments in certain locations within the center. Additionally, a current parking accumulation survey performed by PHA determined that the average hourly parking occupancy of the office, bank, and project site parking lot is 57% occupied. Based on the traffic and parking analysis, parking appears to be adequately provided. Details of said traffic analysis and mitigation measures are contained in the transportation section of the attached Traffic Study and Mitigated Negative Declaration (See Attachment G and H).

In summary, although the proposed project could have a significant effect on the environment, the conclusion is that there will not be a significant effect in this case because the identified mitigation measures will be either incorporated into the project design, or required as a condition of project approval. The applicant has agreed to meet all proposed mitigation measures identified in the Mitigated Negative Declaration.

B. General Plan

The following San Ramon General Plan 2020 policies are most relevant to this proposal as outlined in the Land Use Policies and Community Image sections.

Guiding Policy

- 4.6-G-1 Foster a pattern of development that enhances the existing character of the City and encourages land use concepts that contribute to the design of the community.

Implementing Policies

- 4.6-I-18 Ensure that neighborhood retail centers and commercial service buildings are compatible with the surrounding neighborhood and incorporate a 360 degree design element.

All developers are required to present their proposals to the City's Architectural Review Board. In conjunction with staff, Planning Commission and neighborhood reviews, the Board's review helps ensure that retail development is consistent with the community's values and compatible with surrounding properties.

Guiding Policy

- 4.8-G-1 Maintain and enhance San Ramon's identity.

Implementing Policies

- 4.8-I-2 Ensure that the design, location and size of new development blends with the environment and a site's natural features.

- 4.8-I-3 Establish citywide lighting standards to ensure appropriate illumination levels for residential, commercial and industrial land uses, and that lighting is of a consistent character and quality while reducing light pollution.

The Planning Commission should review the proposed application to determine if the commercial building is consistent with the above policies. Staff believes that the project's design meets the above General Plan policies.

C. Zoning

The proposed Crow Canyon Crest project conforms to the applicable development standards and parking standards of the San Ramon Zoning Ordinance with the exception of minimum landscape coverage. The analysis of minimum landscape coverage is provided in the Landscape section below.

D. Site Plan

Architectural Review Board and staff support the project site plan layout and design. The Architectural Review Board was satisfied with the site plan as presented to the Board on December 16, 2004 and recommended Final Architectural approval to the Planning Commission. Staff feels that the proposed site plan layout has been carefully designed and will compliment the neighboring site layouts.

E. Building Design

The Architectural Review Board and staff support the architectural design of the building, the proposed building colors, and the building signage. The Board supported the contemporary architectural style of the building and determined that the variation in the building style from the surrounding buildings is appropriate. Although the building design is a departure from the surrounding buildings, it is staff's hope that this development will become a catalyst for redevelopment of the adjoining properties and this building design would be the new architectural theme for the entire center. The applicant has responded to the building design comments provided by the Architectural Review Board on December 16, 2004 by incorporating the design comments into the revised project plans submitted on February 22, 2005. Overall, the building design and scale is appropriate.

F. Public Art Feature

The Architectural Review Board, the Arts Advisory Committee, and staff are in support of the design, location, and type of public art feature. Per the City's Public Art Guidelines, the ARB reviewed and approved the location of the feature on December 16, 2004 and the Arts Advisory Committee (AAC) reviewed and approved the design of the feature on January 19, 2005. The applicant has incorporated the comments from both the ARB and the AAC into the latest project plans submitted on February 22, 2005. This art feature would fulfill the General Plan's requirement. The ARB and AAC recommends that the Planning Commission grant final approval of the public art feature.

G. Signage

The Architectural Review Board and staff support the Master Sign Program and recommends final Master Sign Program approval to the Planning Commission. The applicant has incorporated the sign program design comments provided by the Architectural Review Board on December 16, 2004 into the latest project plans submitted on February 22, 2005. At this time, the staff would requests that the Planning Commission review the location of the directional signage and if appropriate, condition the approval of the Master Sign Program subject to final directional signage review and approval by the Architectural Review Board.

H. Landscaping

The Architectural Review Board and staff support the landscape plan. The proposed landscape area accounts for approximately 20% of the total site area, or 11,402 sq. ft. which is approximately 1% greater than the existing on-site landscape of 10,134 sq. ft. The Board has reviewed the reduced landscape area variance and is recommending that the Planning Commission approve the variance. Due to the significant landscape buffer between the project site and Crow Canyon Road, staff believes the findings to grant a variance can be made. The Board has also reviewed the removal of the site's existing trees and determined that the new landscape plan is appropriate as design. The proposed landscaping will compliment the proposed retail building as well as "soften" the building's appearance. As requested by the Architectural Review Board on December 16, 2004, the applicant is currently in the process of contacting the California Department of Transportation (CALTRANS) to determine whether the existing chain link fence in the right-of-way area adjacent to the project site can be replaced with black tubular fencing. As of the writing of this report, no response has been received from CALTRANS.

I. Measure "C" Compliance

As the Commission is aware, in August of 1988, Contra Costa County residents approved Measure "C", the "Contra Costa County Transportation Improvement and Growth Management Program." As part of the compliance requirements with the provisions of Measure "C", the City adopted a Growth Management Program incorporated as the Growth Management Element of the General Plan. In compliance with Measure "C," the City's Growth Management Program outlines minimum performance standards for community centers, fire, flood control, libraries, parks, police, sanitation, schools, and water. These performance standards are intended to allow urban development only in accord with a plan for full urban services to which all providers are committed. The following outlines how the proposed Project complies with the Growth Management Program's established performance standards for each identified service.

Community Centers

Performance Standard: Maintain a minimum ratio of 1.2 square feet of community center space per 1,000 residents.

Project Compliance: The City of San Ramon Parks and Community Services Department has indicated that Project will not have a significant impact on the services of the community center and the performance standard will be maintained.

Fire

Performance Standard: Written verification, prior to project approval, from the San Ramon Valley Fire Protection District that a total response time of 4-5 minutes for emergency calls 90% of the time and/or a fire station within 1.5 miles of all residential and non-residential development can be met.

Project Compliance: The San Ramon Valley Fire Protection District has indicated that the Project meets this performance standard.

Flood Control

Performance Standard: New development shall provide storm drain facilities that will accommodate 10 and 25 year flood flows, and shall not cause the capacity of the City's primary flood control channels to exceed 100 year flood flows.

Project Compliance: The City of San Ramon Public Works Department has indicated that the Project meets this performance standard.

Libraries

Performance Standard: Provide a minimum ratio of 0.5 sq. ft. of library space per capita, 3 volumes per capita, and 2 open hours per week per 1,000 residents.

Project Compliance: The City of San Ramon Parks and Community Services Department has indicated that the Project will not have a significant impact on the library level of services and the performance standard will be maintained.

Parks

Performance Standard: Maintain a standard for new development of 6.5 acres of public park per 1,000 residents, with park facilities to be within one-half mile of all homes in accordance with the City's General Plan.

Project Compliance: The City of San Ramon Parks and Community Services Department has indicated that the Project will not have a significant impact on park services and the performance standard will be maintained.

Police

Performance Standard: Written verification, prior to project approval, from the San Ramon Police Department that a 3-5 minute response time for emergency calls and a 20-minute response for all other calls 95% of the time can be maintained.

Project Compliance: The San Ramon Police Department has verified that the Project meets this performance standard.

Sanitation Facilities

Performance Standard: Written verification, prior to project approval, that the capacity to provide sufficient sanitation facilities and services to all residents and business within San Ramon as indicated by either Central Contra Costa Sanitary District or Dublin San Ramon Services District will be available to serve the project.

Project Compliance: The project is within the Central Contra Costa Sanitary District and that district has indicated that there is sufficient sanitation facility capacity to serve the project.

Schools

Performance Standard: As part of the development review process, new development will be required to submit fees to the San Ramon Valley Unified School District to mitigate its impact on the school system.

Project Compliance: If required by the San Ramon Valley Unified School District, the Project will be required to pay school impact fees to the San Ramon Valley Unified School District to offset any impacts on existing school facilities prior to Issuance of a Building Permit.

Water

Performance Standard: Written verification, prior to project approval, from the East Bay Municipal Utility District (EBMUD), that adequate water quality, quantity and distribution will be available to serve the Project.

Project Compliance: EBMUD has indicated that adequate water quality, quantity, and distribution will be available to serve the project.

As indicated above, the proposed project can meet each of the identified performance standards for full urban services as outlined in the General Plan Growth Management Element.

IX. RECOMMENDATION

The development applications before the Planning Commission for review and consideration at this time are for Environmental Review, Master Sign Program, Land Use Permit, Variance, and Architectural Review approvals to construct a new 10,843 sq. ft. mixed retail and restaurant building on an approximately 1.28-acre parcel.

Staff recommends that the Commission consider the staff report and IS/MND, allow the applicant to make a presentation and answer any questions from the Commission, take public testimony, discuss and deliberate the merits of the proposed project, and if appropriate take one or more of the below referenced action.

X. MOTION

Staff has provided the following motions for consideration by the Commission:

CEQA Action:

It was moved by Commissioner ____ and seconded by Commissioner____ that the Planning Commission continue the public hearing to (indicate date here), 2005 in order to allow the mandatory public review period of the Mitigated Negative Declaration to occur, which was

prepared and posted for public review on April 26, 2005 pursuant to the California Environmental Quality Act of 1970, as amended, and direct staff to prepare a draft resolution for approval of the Initial Study/Mitigated Negative Declaration (IS/MND), with a 20-day public review period through May 16, 2005, on the basis that the project, as presented or as subject to the identified mitigation measures/conditions of approval will reduce any project-related environmental impact(s) to a level of less than significant.

-AND-

Project Application:

It was moved by Commissioner _____ and seconded by Commissioner _____ that the Planning Commission direct staff to prepare and present for the Planning Commission's review at the continued public hearing a draft resolution with draft conditions of approval for the Commission's consideration based on the applicable Required Findings, recommending approval of the proposed Development Plan, Master Sign Program, Land Use Permit, Variance, and Architectural Review applications to construct a new 10,843 sq. ft. mixed retail and restaurant building.

-OR-

It was moved by Commissioner _____ and seconded by Commissioner _____ that the Planning Commission direct staff to prepare a draft resolution denying the project application, with the appropriate findings as discussed by the Commission;

-OR-

It was moved by Commissioner _____ and seconded by Commissioner _____ that the Planning Commission continue the public hearing to the meeting of (indicate date here), 2005 and direct staff and/or the applicant to submit additional information as specified by the Commission to include (list here) and to allow the project proponent and staff to respond to issues raised by the Commission.

XI. ATTACHMENTS

- A) Vicinity Map
- B) Applicant Correspondence, date received September 2, 2004
- C) Project Variance Analysis, date received September 2, 2004
- D) City Detailed Traffic Analysis, prepared in January 2005
- E) Minutes from the December 16, 2004 ARB meeting
- F) Minutes from the January 19, 2005 AAC meeting
- G) Draft Initial Study/Mitigated Negative Declaration (to Commission only)
- H) April 2005 Traffic Study, prepared by PHA Transportation Consultants (to Commission only)
- I) 8 ½"x11" Reduced set of Project Plans, date received February 22, 2005
- J) 8 ½"x11" Signage Plans, date received February 22, 2005 (color to Commission only)
- K) 11'x17' Reduced set of Project Plans, date received February 22, 2005 (to Commission only)
- L) Full Size Project Plans, date received February 22, 2005 (to Commission only)